



## **Parking Advisory Committee Meeting Minutes**

**Meeting Date:** Monday, June 17, 2019

**Time:** 8:00 to 9:20 am

**Location:** Town Manager's Conference Room, Town Hall Annex

**Members in Attendance:** Howard Muise, Linda Butt, Adam Chapdelaine, Daniel Amstutz, Phyllis Marshall, Jill Mirak

**Guests in Attendance:** Darcy Devney, Craig Miller

Meeting minutes: Minutes of 05/20/19 approved.

Russell Common Lot & Railroad Lot Redesign presentation: Craig Miller of Waterfield Design Group (WDG) presented the work his company has done for the town on how to redesign the Russell Common and Railroad parking lots. Miller started by showing aerial pictures of the parking lot locations and noted that they had done a new topographic survey of both parking lots. WDG first looked at whether either parking lot could be reorganized more efficiently to fit more vehicles. They found that both lots are organized the best way they can be without closing lot entrances or taking property from elsewhere; restriping it will not gain a better layout. Miller showed pictures of pavement conditions in both lots and noted that they both should be repaved in the near term as potholing will start occurring in the next few years. He noted several locations to install curb ramps for pedestrian access and repair damaged curbing. The existing LED lighting can be retained. At the Railroad lot, they recommend improving pedestrian access and priority at the Water Street entrance, fix the brick crosswalk in the lot, and do a full repave and restripe.

Jill Mirak asked if there were considerations given to integrating the Whittemore Park project with this redesign. Miller said they could be stitched together as the lot redesign gets further into full construction design. Mirak asked if there was anything to be done about the landscaping in front of the private residences fronting the Russell Common Lot. Miller noted that since it's not public property there are limitations on what can be done, but he noted the landscaping around the lot in the public areas could also be improved.

Miller said they looked at pedestrian connections to the Russell Common Lot and in particular Park Terrace, which connects to the parking lot from Medford Street. This section does not feel like it is part of the rest of Arlington Center. In their plan they suggested widening the sidewalk on the Mass Ave side of Park Terrace, and reducing the sidewalk width on the opposite side (next to Arlington Catholic) to make space for the widened sidewalk. Mirak said she thought widening it on the side by the school would make more sense. Miller said there did not seem to be much activity on that side and the school entrance didn't appear to be used much. Linda

Butt explained the entrance was used to access the school by staff and students regularly. She noted there may also be a problem with egress during a fire alarm if there is no sidewalk there. On the Mass Ave side of Park Terrace, it was noted that there is one continuous curb cut for private parking lots and cars are often parked overhanging the sidewalk. Miller suggested these driveways could be consolidated or reduced in size for better pedestrian access. The plan would also be to add street trees and/or planters to Park Terrace to make it feel more like it's part of Arlington Center.

Miller discussed wayfinding recommendations for the parking lots, including improved parking directional signs and pedestrian signage. WDG thought a wall mural at Park Terrace would be a good enhancement, and showed several potential mock-ups for a mural.

Miller showed work they completed related to reviewing the possibility of a residential development on the Russell Common Lot site with an underground parking garage. Different options were conceptualized for the size and scale of the development. Finally, he showed options for flood storage underneath a parking garage or the current at-grade parking. This would drain off flood waters that end up on Garden Street just north of the parking lot.

Adam Chapdelaine thanked Miller for his presentation.

Broadway Plaza construction concepts from VHB: Daniel Amstutz presented two concepts for Broadway plaza developed by VHB, building on the layout plan previously created by CCLA. The concepts included different pavement patterning on the plaza, tree pit designs, locations of planting areas, and clear zones for pedestrian access. Concept A also retains the existing planter at Medford Street as the focal point, while Concept B incorporates a public art centerpiece. Mirak noted the new planters put out at the plaza and along Mass Ave have been well received and that the new plaza should incorporate locations for green space, whether permanent or through planters. The committee was in agreement that they prefer to keep the planter at Medford Street in Concept A but preferred the pavement pattern in Concept B. The committee asked for more information about the locations of other elements in the plaza, including trash cans, the monument, and post office box. Mirak noted this would also be the time to include in-ground irrigation for the permanent planters. Amstutz said he will provide this feedback to VHB and will bring the next iteration back to the committee. The hope is to have Broadway Plaza under construction by this October, which is the least disruptive time for the businesses.

Parking Benefit District Financial Report: Marshall provided a brief update on the parking meter revenues year to date for town fiscal year 2019 compared with fiscal year 2018 for the multi-space meters and single space meters. Current revenues are at about \$520,000 for FY2019. Mirak asked for more information in future reports about how much is in the PBD fund versus how much has been spent or obligated.

Agenda Items 4-8: These items were deferred to the next meeting due to time constraints.

Next Meeting date: The next meeting is scheduled for Tuesday, July 9 at 8 am.